

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JANUARY 22, 2013
MINUTES**

Present: Paula Johnson, Chairwoman, Charles Kraiza, Paul Lambert, Eric Lukingbeal and Linda Spevacek. Francis Armentano, Director of Community Development was also in attendance.

The meeting opened at 7:05 p.m.

Public session: There was no public comment.

ON A MOTION by Eric Lukingbeal, seconded by Linda Spevacek, the Commission voted to approve the minutes of December 11, 2012. All approved. Paul Lambert abstained.

Public Hearing:

The public hearing for an application seeking a Special Permit for a multifamily use in a PDM zone, which proposed the construction of 30 apartment units for property located 24 Mill Pond Drive, File Z-1-18-12, opened at 7:06 p.m. Attorney Jacobs, representing Hamid Realty LLC, Vernon, CT, reviewed the Commission's previous approval of a zone change from the Economic Development Zone to the Planned Development Multifamily Zone. He stated that the current application complies with the zoning regulations and the criteria for Special Permit. The property contains 6.2 acres and is located at the end of Mill Pond Drive. It abuts the Hunt Glen Active Adult Residential Development at its northern boundary. Attorney Jacobs provided an overview of the proposal and introduced the project engineer, Guy Hesketh, P. E. Mr. Hesketh reviewed the specific details of the proposed site plan. He presented an aerial photo that showed how the proposed units would fit on the site and how the proposal would relate to the surrounding area. He reviewed the access on Mill Pond Drive, the relocation of the existing cul-de-sac and the proposed public ROW for future development to the east of the site. He discussed public safety measures and noted that changes were made as requested by the Fire Chief. He also noted that the Police Chief had reviewed the traffic report. Mr. Hesketh also discussed public water, sewer and natural gas service and noted that the Granby Board of Selectmen had previously approved a sewer allocation for this project. He then reviewed the storm water management systems, drainage basins, soil erosion and conservation of natural features. Paul Selnau, AIA of Henry Schadler Associates, P.C., presented the architectural plans for the development. He discussed the specific details of the architectural character and style of the five different buildings, including the use of masonry materials in the building façade, colors and ornamental features. There will be 24, two bedroom units and 6, one bedroom units. Ten of the units will be handicap accessible. Each unit will have a garage and the units were described as upscale with quality materials used throughout. The plan did not include a specific sign

design or location. Fran noted that a sign was allowed under Section 8.6.12. This allows a sign with a maximum size of 9 square feet, placed outside of the road right of way, with a maximum height of 6 feet. During the public comment, 2 local business owners supported the application, noting that it would be beneficial to the area. The public hearing closed at 7:49 p.m.

Old Business:

The application for a modification of a Special Permit for motor vehicle repair facility, seeking to add retail sales to property located at 539 Salmon Brook Street has been withdrawn.

Receive applications: There were no new applications.

Staff Reports and Correspondence:

Fran commented that he anticipated that the former Granby Chinese Restaurant at 10 Hartford Avenue would be totally renovated and reopened with a new owner. He also anticipates that the previously approved Gate House Road subdivision will be under construction in the spring. Fran also provided an update on the Peppermill Deli and Bakery located on Salmon Brook Street.

Commission discussion of items of interest or concern:

Fran briefly commented on the previously withdrawn Granville Road earth excavation application and the application for the animal rehab facility on Loomis Street

The meeting adjourned at 7:56 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary